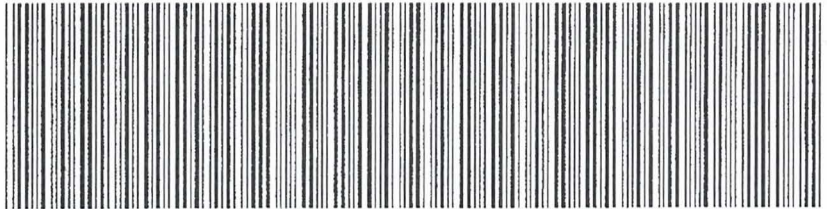


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2014081300611001003E3975
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2014081300611001
Document Date: 08-04-2014
Preparation Date: 08-28-2014
Document Type: DEED
Document Page Count: 3
PRESENTER:

MILLENNIUM ABSTRACT, CORP.
35 NORTH TYSON AVENUE
MA-26960-STE-K
FLORAL PARK, NY 11001
516-355-0800
JISRAEL@MABSTRACT.COM

RETURN TO:

MILLENNIUM ABSTRACT, CORP.
35 NORTH TYSON AVENUE
MA-26960-STE-K
FLORAL PARK, NY 11001
516-355-0800
JISRAEL@MABSTRACT.COM

Borough	Block	Lot	Unit	Address
BROOKLYN	1769	44	Entire Lot	120 MARCUS GARVEY BLVD
Property Type: 1-3 FAMILY WITH STORE / OFFICE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

ARACELLIS GARCIA
429 GREENWICH STREET
READING, PA 19601

GRANTEE/BUYER:

120 MARCUS GARVEY LLC
914 BEDFORD AVENUE
BROOKLYN, NY 11205

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 13,387.50

NYS Real Estate Transfer Tax:

\$ 2,040.00

RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK

Recorded/Filed 09-03-2014 14:39

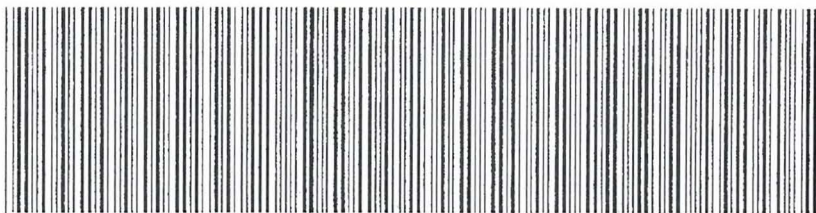
City Register File No.(CRFN):

2014000293402


Annita McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014081300611001003C3BF5

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2014081300611001

Document Date: 08-04-2014

Preparation Date: 08-19-2014

Document Type: DEED

PARTIES

GRANTOR/SELLER:

ARACELIS GARCIA
429 GREENWICH STREET
READING, PA 19601

GRANTOR/SELLER:

ILEANA RIVERA
429 GREENWICH STREET
READING, PA 19601

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 4th day of August, 2014

BETWEEN

ARACELLIS GARCIA ^{AKA Aracelis Garcia} and ILEANA RIVERA, both residing at 429 Greenwich Street, Reading, Pennsylvania 19601

party of the first part, and

120 MARCUS GARVEY LLC, with offices at 914 Bedford Avenue, Brooklyn, New York 11205

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) Dollar and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

- SEE SCHEDULE A -

SAID PREMISES being known as and by the street number 120 Marcus Garvey Blvd., Brooklyn, New York.

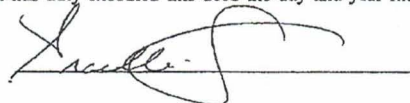
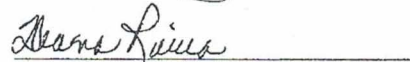
SAID PREMISES intended to be the same as that described in deed from ARACELLIS GARCIA dated 05/25/2000, recorded 06/29/2000 in the office of the Kings County Register in Book 4907, Page 1656.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

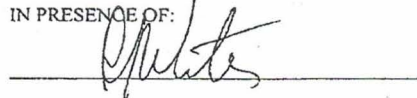
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



MILLENNIUM ABSTRACT CORP.

as Agent for
Stewart Title Insurance Company

Schedule A (Description)

Title Number: MA-26960-STE-K Amended July 10, 2014

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of Sumner Avenue, AKA Marcus Garvey Blvd. distant 83.50 feet (84 feet deed) Southerly from the corner formed by the intersection of the Southerly side of Willoughby Avenue with the Westerly side of Sumner Avenue AKA Marcus Garvey Blvd.;

THENCE Westerly parallel with Willoughby Avenue, and part of the distance through a party wall, 80 feet;

THENCE Southerly parallel with Sumner Avenue, AKA Marcus Garvey Blvd. 16 feet 6 inches;

THENCE Easterly again parallel with Willoughby Avenue and part of the distance through a party wall, 80 feet to the Westerly side of Sumner Avenue AKA Marcus Garvey Blvd.;


THENCE Northerly along the Westerly side of Sumner Avenue AKA Marcus Garvey Blvd., 16 feet 6 inches to the point or place of BEGINNING.

*Insured
8/4/14*

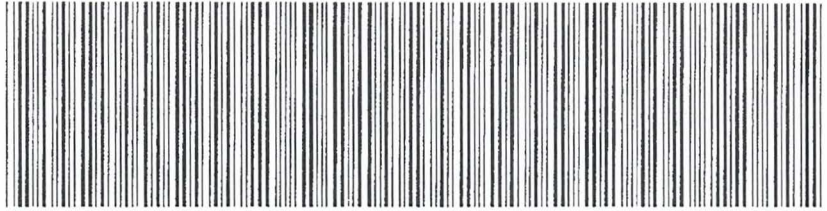
FOR CONVEYANCING ONLY:

TOGETHER with all the right, title and interest, if any of the party of the first part, of, in and to the any streets and roads abutting the above described premises.

Premises commonly known as 120 Marcus Garvey Boulevard Brooklyn, New York, Section Block 1769 and Lot 44.

<p>ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE</p> <p>State of New York, County of <u>Nassau</u>, ss:</p> <p>On the <u>4</u> day of <u>August</u>, in the year 2014, before me, the undersigned, personally appeared</p> <p>ARACELLIS GARCIA and ILEANA RIVERA</p> <p>personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.</p> <p><i>Veronica Sarasky</i> VERONICA SARASKY Notary Public, State of New York No. 01SA6104674 Qualified in Nassau County Commission Expires January 26, 2016</p> <p>ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE</p> <p>State of New York, County of _____, ss:</p> <p>On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____</p> <p>(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____</p> <p>to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____</p> <p>execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto</p>	<p>ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE</p> <p>State of New York, County of _____, ss:</p> <p>On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____</p> <p>personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.</p> <p>ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE</p> <p>*State of _____, County of _____, ss:</p> <p>*(Or insert District of Columbia, Territory, Possession or Foreign County)</p> <p>On the _____ day of _____ in the year _____, before me the undersigned personally appeared _____</p> <p>Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the _____</p> <p>(add the city or political subdivision and the state or country or other place the acknowledgement was taken).</p>
<p>Bargain and Sale Deed</p> <p>With Covenants</p> <p>ARACELLIS GARCIA and ILEANA RIVERA</p> <p>TO</p> <p>120 MARCUS GARVEY LLC</p>	<p>SECTION:</p> <p>BLOCK: 1769</p> <p>LOT: 44</p> <p>COUNTY OR TOWN: KINGS</p>
<p>DISTRIBUTED BY</p> <p>The Judicial Title Insurance Agency LLC 800-281-TITLE (8485) FAX: 800-FAX-9396</p> <p> YOUR TITLE EXPERTS</p>	<p>RETURN BY MAIL TO:</p>

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014081300611001
Document Type: DEED

Document Date: 08-04-2014

Preparation Date: 08-19-2014

ASSOCIATED TAX FORM ID: 2014080100406

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
1
1



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 1769 LOT: 44
- (2) Property Address: 120 MARCUS GARVEY BLVD, BROOKLYN, NY 11206
- (3) Owner's Name: 120 MARCUS GARVEY LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: Heidi Rivera

Signature: Heidi Rivera

Date (mm/dd/yyyy) 08/01/2014

Name and Title of Person Signing for Owner, if applicable:

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 120 MARCUS GARVEY BLVD BROOKLYN 11206
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 120 MARCUS GARVEY LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name GARCIA ARACELLIS
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 3 / 26 / 2014
 Month Day Year

11. Date of Sale / Transfer 8 / 4 / 2014
 Month Day Year

12. Full Sale Price \$ 5 1 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

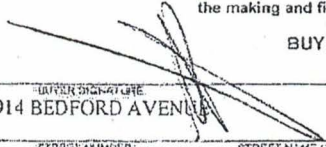

A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class S, 2 16. Total Assessed Value (of all parcels in transfer) 1 2 6 3 9

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 1769 44

201408010040620102

CERTIFICATION		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.	
BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE  914 BEDFORD AVENUE		DATE 8/4/14	
STREET NUMBER 914		STREET NAME (AFTER SALE) BEDFORD AVENUE	
CITY OR TOWN BROOKLYN		AREA CODE 718	
STATE NY		TELEPHONE NUMBER 866-866-8666	
ZIP CODE 11205		SELLER SELLER SIGNATURE 	
		DATE 8/4/14	

2014080100406201

ATTACHMENT

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature	Date
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Buyer Signature _____ Date _____

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Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

SELLERS

Seller Signature _____ Date _____

Seller Signature _____ **Date** _____

Seller Signature _____ Date _____

Seller Signature _____ **Date** _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ **Date** _____

Seller Signature _____ Date _____

Seller Signature _____ **Date** _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ **Date** _____

Seller Signature _____ Date _____

2014080100406201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
County of Nassau) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

120 MARCUS GARVEY BLVD

Street Address	Unit/Apt.
<u>BROOKLYN</u> New York, <u>1769</u> <u>44</u>	(the "Premises");
Borough Block Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter I of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Ileana Rivera
Name of Grantor (Type or Print)
Ileana Rivera
Signature of Grantor

120 Marcus Garvey LLC
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this 4 date of August 2014
Veronica Sarasky
VERONICA SARASKY
Notary Public, State of New York
No. 01SA6104674
Qualified in Nassau County
Commission Expires January 26, 2016

Sworn to before me
this 4 date of August 2014
Veronica Sarasky
VERONICA SARASKY
Notary Public, State of New York
No. 01SA6104674
Qualified in Nassau County
Commission Expires January 26, 2016

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.